CITY REAL ESTATE,

From Battery to 14th St., Inclusive.

Above 14th St. to 59th St. (Inclusive).

East River to North River.

# FIFTH AVENUE LOFT SOLD TO OPERATORS

Corner in Save New York Zone Changes Hand-Other Realty Reports.

Jesseph Silverson and Irving I. Judie nurchused from the Surrey Investors, Inc. R. C. Gildersleeve president, the twenty story building at the northeast treet, orected in 1909 by Henry Corn. ifth avenue and measures 56,3 feet in he avenue and 150 feet in the street. 1000. F. A. O. Schwartz and Renald Freres & Co. are among the tenants in the structure. This is one of a series of big business improvements nade in this section by Henry Corn nore than a decade ago, when Fifth venue was being transformed from a esidence to a business centre. The sell-ing company purchased it from Mr. orn in 1914. Weiling & Koelble, Inc.,

# Residential Plot Assembled.

Douglas L. Elliman & Co. sold for story dwelling, 20x100, at 121 East Sixty-fifth street; also to the same purfth street and 50 feet in Sixty-sixth net, including 121 and 123 in the forand 118 and 120 in the latter thor-dares. The new owner contemlates erecting a residence for his own

#### Produce Merchants Buy.

Wm. A. Whita & Sons sold to Armstrong & Hesse, produce merchants, the five story building \$30 Greenwich street, 25x58.4, being the inside building if a fifty foot corner in Jay street owned by Elizabeth A. Steken and Lillian E. Hingslage. The new owner will

## Sale in West End Avenue.

Thomas J. O'Reilly and Earl & Caloun sold for the Lombach Realty Company to Max N. Natanson 530 West Erd avenue, southeast corner of Eighty sixth street, a thirteen story apartment 80x102, containing twenty-five apart-ments and renting for about \$100,000 a The house was erected by Mulliken & Moeller,

#### Downtown Parcels Sold.

Joseph P. Day, represented by Dougas Eskell, sold 120, 122 and 124 Ceda street, three three story business build 70x58.10, to Charles Taylor. seller of 120 is the estate of Thomas F Turley, represented by Robert R. and Hugh H. Rainey. The Chandler estate, William J. Roome, was the owner of 122 and 124. . H. Levy resold for the Manpor Realty Company 18 Leonard street, a

warehouse, 20x100, to ent of Wolfe & Co. Robert F. Bousall resold for Fredwisk Brown 244 Fulton street, & four tory building, 20x34, to James P. Casey,

# Other Dwelling Purchases.

Peace & Elliman sold for Mrs. Kenth Frazier to Gustave Schwab, the ant, the five story American baseenant, the five story American nent dwelling, 18.9x102.2, at 56 East secenty-eighth street, held at \$50,000. Robert E. Farley Organization will H. Bachman sold through McCotter & Davis and Dwight, Archibald & Perry 19 and 21 Barrow street. The buyer will alter them into small apartments. pehased from Charles Meyers 167 to tion \$200,000 to erect a five story apart-173 East Eighty-second street, four ment house, 95x150, in the east side of three story dwellings, 76.8x102.2. University avenue, Bronx, 147 feet tree story dwellings, 76.8x102.2. University avenue, Bronx, 147 feet Three dwellings, each 12.6x100.5, at south of 190th street.

is understood, intends to develop the been elected members of the firm of louses into one dwelling. Nos. 52 and Adams & Co. It were sold by Mrs. Henry Meyers and 50 was sold for Neva H. Sadlier. L. J. Phillips & Co. sold for the Clark estate the five story elevator dwelling. Skilon at 42 West Seventy-fourth street,

Max Greene. Frank Munson sold to Arthur Soller a four story dwelling, 20x102.2, at 117 last Seventy-first street. B. English sold for J. A. Philbrick

story dwelling, 25x100.5, at 40 East Thomas C. Sloane estate sold the four

# dwelling, 21x100.5, at 17 West Dealings in Harlem.

Annie Carter 18 East 112th st., a five Mary flat. 18.9x100.11.

Irving Warren resold two of the resi-

properties which he purchased at the auction sale of the Mar-Sage estate. He sold 121 West J n W. Dishman through Ben

A client of Charles S. Rosenthal pur ased the dwelling, 25x50, at 4 East the st. from Abraham C. Mann, Silverman Exchange sold Liberty Garage, 70x190, at 573 West 131st st. lears at a not rental of \$9,000.

# Late Manhattan Sales.

Lebertan Corporation sold 1524 and If Amsterdam av., a six story apart-

Company sold for the tral Union Trust Company of New Stanton st., a three story hg. 15.11x70. oan Denzer sold for Ruben Fleig. at of the Rexford Holding Cor-

ration, the five story apartment, 29x at 125 East Eighty-third st. L & A. Pincus purchased from the exof Anna H. Shea the four story lot, West Fifty-first st. th Charles Mevers. Mary Hatch Hillard purchased Home Bureau and Medical

use of 52 West Thirty-ninth st. the our story building at 36 West Thirtyph Shenk sold 65 and 67 Nagle av., a five story apartment, 125x300, ar-ranged for thirty-five families and renting for about \$14,000.

change offices in the Grand Central Pal-square foot,

ace to the Alien Property Custodian and Hubbard Floyd Company. Cross & Brown Co. leased store in the Partola (O'Neill-Adams) Building to Max Cohen, store at 176 Church st. to Albert A. Frank, space at 16 Warren st. to Elias Pitzele, and in 245 West Fiftyfifth st. to New York Premium Company

#### Residential Leases.

Julia Beverley Higgens leased apart ments in 125 East Fifty-seventh st., 441 Park av., 8 East Eighty-fifth st. and 85 John J. Gallagher of the Cusack Com-37 West Seventy-first st. for five years.

# Sales in Other Bogoughs.

John F. Scott sold for Mrs. Frank C. Groeber dwelling in Grove avenue, Ce-darhurst, L. 1., to H. Sellers McKee, 2d. J. Albert Johntra sold for Charles Randel dwelling at 145 Franconia avenue, Flushing, to Walter Scott, selius G. Kolff sold to Carl F. Grieshaber the semi-bungalow in Dud ley avenue, South New York, S. I., for

#### Suburban Activity.

P. A. Cameron sold for the Gill Realty Company new house and half an acre in Sound View Circle, White Pining, N. Y., to R. L. Dula; also dwellings at New Rochelle, N. Y., for C. R. Mabley in Pintard avenue to W. H. Winters; for Mrs. E. J. Timmons to George P. Harvey and for Stewart Realty Company Ins Sidney street to George C. Dyer.

Julia Beverley Higgens sold for Mrs.
Alice B. Knapp a house and about one-half acre of land at Katenah, N. Y., to the Diocesan Missionary and Church inser 120 East Sixty-sixth street, a Extension Society of New York city.

Burke Story garage, 25x100, for Mrs.

Symmetr B. Leeds. The sale completes the sampling of a plot 40 feet in Sixty
Pelham, N. Y., to Anson Smith. Chauncey B. Griffen & Co. rented to Bennett Epstein of the General American Tank Car Corporation the McDowell cottage at 41 Highland avenue, Woods

of Larchmont, furnished, for the sum-Robert E. Farley organization sold for Mrs. Fannie B. Allen residence in Buckingham road, Nepperhan Heights, Yonkers, N. Y., to Mrs. Bertha G. Furdy. George Howe sold for G. Hillard Ross residence at 20 Quimby avenue, White Plains, N. Y., to Arnold Munnich. Richard Dickson sold for Rose Stewart to Sarah Jane Dickson 354 South

two story frame detached dwelling with garage, 30x105. John F. Scott sold for Mrs. Frank C Groeper her house in Grove avenue Gedarhurst, L. I., to H. Sellers McKee

H Weatherby & Co. sold at Engle-ood, N. J., the Reidemeister residence n Woodland street to John McHogh the Lester property in Woodland street to C. A. Day; the Hutchinson house in Broad avenue to Walter Denike, and the Vanderbilt residence in Lydecker street to S. S. Campbell.

## Real Estate Notes.

Westchester County Realty Board will hold its annual Jinner Saturday evening, March 27, at the Hotel Com-modore. William M. Calder, United States Senator: Francis S. Hugo, Sec-tetary of State for New York, and Richard M. Hurd, president of the Lawyers' Mortgage Company, are among hose scheduled to speak

Samuel G. Rosenthal and Samuel Field, for many years with Spear & Co. have been elected members of the firm of Adams & Co., with offices at 170 Fifth avenue,

Ames & Co. were the brokers in the sale of the Third Reformed Presbyterian Church, 236 and 238 West Twen-ty-third street, reported in THE SUN AND NEW YORK HERALD last Tuesday.

open an office in Greenwich, Conn., April 1 opposite the new Pickwick a three and four story dwelling, 50x81. Arms, with Thomas A. Wigmore, Jr., in charge. Il alter them into small apartments. City Mortgage Company has agreed lease Lowenfeld and William Prager to loan to the Masro Healty Corpora-

three dweilings, each 12-82100.5, at 160 to 54 East Seventy-seventh street. Samuel G. Rosenthal and Samuel lave been sold to a purchaser who, it Field, formerly with Spear & Co., have

# Brown, Wheelock Company, Inc., and MANY BRONX BUYERS

Housing Shortage Reflected by Yesterday's Deals.

Edwards & Rickart sold 610 and 613 a four story dwelling, 16.8x100, at 348 East 180th st., a five story apartment, West Fifty-seventh street.
William Fahnestock, tenant of the five 49x105x irregular, for Solomon Roth.

Alexander Selkin and Carl Jaffe sold Physecond street, has purchased the top for Samuel Katz the four story apartment through Pease & Elliman.

Alexander Selkin and Carl Jaffe sold for Samuel Katz the four story apartment, 53x100, at 1545 Minford place. El Osborne Smith sold for Hildegard M. Becker two story dwelling, 25x92, at 1005 Summit av., to Thomas J. Kean.

Harry Cabn sold to Hyman Runin the three story dwelling, 16.7x100, 697 East George W. Breitell sold for Edward 165th st., through Samuel Singer.

Leobus to William Brown 2000 Lexingthe Art transfer of the property in

Teller av., to Arthur J. Roberts. I, Lincoln Seide Company, Inc., seid for the Creston Realty Company (Alex-112th st. a five story tenement, 40x109.
Creat D. and Herbert V. Dike sold for Creaton av., a three story one family

Ann Mapieston estate sold, 100x234 ther Realty Company sold the five vacant, at the northeast corner of Find-apertment, 28.6x100.11, at 125 lay av. and 164th st.

# BIG DEMAND FOR **BROOKLYN HOMES**

her and 113 West 117th st. to Brokers Busy With Calls for Residential Properties.

E. T. Newman sold the four story our family flat at 359 Sixth avenue, Brooklyn, for Patrick J. Clarke. stage, 70x100, at 573 West 131st st. Brooklyn, for Patrick 3, Clarke.

the Larry Green Company, The

Henry Pierson & Co., Inc., sold 375

Oberty is leaned for nine and a half

Sterling place, Broklyn, a three story

are at a not rental of \$9,000.

dwelling, 19x123, for O. H. Lewis.

Meister Builders, Inc., purchased from A. E. Flannery 583 and 585 Sixth avenue, Brooklyn, two two story dwellings 54x160; also from J. Rand and L Tarchis three three story dwellings at 297, 259 and 301 Seventeenth street, 50x100 F. C. Sauter and M. Aronson were the brokers.

Bulkley & Horton Company sold 118 McDonough street, Broklyn, a three story dwelling, 20x160, for Frederick

B. F. Knowles Company sold 80 Taylor street, Broklyn, a two story dwelling, for Mrs. McK. Williams to J. Kasower. F. S. Santer Agency sold the three story dwelling at 332 Third street, Brooklyn, for Merris Joachim to Vincent Veneziano.

O. E. Allard & J. J. Lavey sold 412 Rugby road, Broklyn, a two story frame, two family house, 46x100.

#### GIVES UP \$23,000 IN RENTS. According to plans shown yesterday

before the board of standards and appeals, the Fisk Tire Company, which is Formercial Lenses.

Former Voucht & Co. Icased store and Brendway, Fifty-seventh st. and Eighth brensent in 8 and 8 East Forty-sixth st. av., will sacrifice 5.774 square feet of Joseph Joseph. Rosenthal leased space in the frontage in order to give the structure Areade Building, opposite the a pleasing prehitectural grace and symitating Hotel, to Metropolitan metry. The plans were drawn by Fred and Leather Goods Company, the T. Ley, builder. They call for a frontage of 192 feet in Broadway and a setback of the Luster. twenty-nine feet all around the building. twenty-nine feet all around the manner of the walt-nine feet all around the walt-nine feet all around

# \$1,500,000 HOTEL PROJECT FOR MEN

Plans Filed for Building to Be Erected on Prominent West Side Corner.

Another step was taken in the improving of the northeast corner of Eighth avenue and Forty-third street through the filing of plans for a fourteen tory apariment hotel. The project was originally announced last December. The West Forty-eighth Street Realty Company, H. Clayman president, re-Company the property, which measures 100x200 feet. The estimated cost of he structure has been placed at \$1,500,-000. In all probability the street plot, measuring 100x100, will be improved, and subsequently the corner plot will be built upon. The entire structure, as planned, will contain 850 rooms and 450 eaths. It will be run for men only.

Buyers for Two Apartments. A number of tenants of the seven tory Podna Apartments, at the south-123d street, bought that property from Joseph Shenk, who acquired it last July from William H and Elwood S. Bartlett of Atlantic City, N. J. The house ocupies a plot 100x100, and is arranged or fifty apartments. It rents for about \$40,000 a year.

Abraham Zauderer, Inc., sold to ellent of Samuel Wacht, Jr., a six story apartment, 100x100, at the southeast orner of Audubon avenue and 176th

### street. Mr. Wacht represented Mr. Zau-Uptown Dwellings Sold.

Alexander Selkin and David Mintz esoid 425 and 427 West 144th street, two four story dwellings, 26x100, through Duff & Brown Company. Ben F. Fryer sold for Irving Warren 49 St. Nicholas place, a four story dwell-Churles A. Du Bois sold for the Kings ounty Savings Institution to Oscar

#### Probitsch the three story dwelling, 19x 98.11, at 519 West 150th street. Other Sales on Heights.

Abraham Zauderer sold to a client of Benjamin Harris 106 and 108 Convent venue, a five story apartment, 72x100. Mr. Wacht also represented Mr. Zauerer in the deal.

Benenson Realty Company sold 620 and 622 West 152d street, adjoining outh corner of Riverside Drive, a five Abraham Leichten. Julius Rosenstein sold 623 West 126th treet, two five story flats, 108.6x99.11. Charles S. Kohler, Inc., sold 509 West 179th street, a five story apartnent, 41.8x100

MONTCLAIR TAX RATE. The tax rate of Montelair has been xed by the Essex County Board a \$3.04, compared with \$2.65 last year. here was rated for school purposes last year in Montclair \$367,927. This year the school budget is \$582,000. The ratables in Montelair show a big increase, \$54,974,213, compared with \$51,989,853

AUCTION RESULT YESTERDAY. [AT NO. 14 VESEY STREET.] By Henry Brady.

## 2D ST, 527 W, 25x100.5, five story brick tenement and stores, to plaintiff. \$14,000 NEW BUILDINGS.

Manhattan. EDGECOMBE AV, w s, 25 ft s of 165th st. for five 1 story garages, each DXIS-II C Flogel, 667 W 170th et, owner and archi-

# Bronx.

FAHALE ST, a e cor Whitlock av. one story brick Harage, 100x150 ft-W C P Resity Co, Inc. owners; Philip Watten-berg, 408 East 149th st, president; Irv-ing Margon, 355 East 149th st, archi-test. 235,000

# ALTERATIONS.

Manhattan.

AV A. 27, to a 4 story dwelling and store—M

Bierman, premises, owner; J Fisher, 25 av A.

architect. Story dwelling and store—M

BROAD ST, n e cor Pearl at, to a seven

story (simphone exchange—N Y Telephone Co, 15 Dey st, owner; E A Inger.

278 Broadway, architect. 312,006

CHAFF ST, 23, to a 4 story effices. &c-L

Cooper, 200 Broadway, owner; H Liapman.

381 4th av, architect. 35,300

WILLIAM ST, w cor Exchange pl, to a

mineteen story offices—Lord's Court

Bullding Co, premises, owner; W L

Rouse and L A Goldstone, 512 5th av,

architects. 34,000

D AV 4430, to a one story frame stores

and office, 32xiol.5 ft—C Berliner, 55

5th av, owner; Emil L Capel, 416 Locust

et. Mi Vernon, architect. 22,006

6TH AV, 224, to a 5 story store, &c-J H

Rhoades et al, 60 Renver st, owner; Kauf
man & Levine, 150 Bennen st, srchitect.

\$5,000

TTH AV, n w cor 135th at, to five 4 story

man & Levisc, Joseph at, to five 4 story dwellings -1 Cohen, 1260 Broadway, owner; Mitchell & Hewlett, 1260 Broadway, nicht, 510,000

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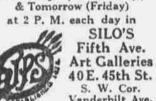
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All the Furniture, Paintings, Tapestries, Rugs, Linens, Silver, Sheffield Plate, Table China, Glassware, Art Objects, etc. removed from the residence 89 Madison Avenue,

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tion Sea water in all baths.

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heat; heavy construction; low insurance rate; owner will take back mortgage; cash required \$40,000, HAROLD B. SNYDER, \$40 Broadway.

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Above 14th St. to 59th St. (Inclusive), East River to North River.
FivE story, six room flat: full lot: central, near sih av.; buryain; \$1200; torms.
DUROSS, 155 West 14th st.
NEAR FIFTH AVENUE,

SIX story loft building, Prince st., 25x95.6 immediate possession store and two lofts; other leases expire February, 1921; price \$45,000.

CAN BE PURCHASED AT A VERY ATTRACTIVE PRICE

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Thru to 30-34 & 36 Crosby St.

5 Story and Basement-Sprinklered

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From Battery to 14th St., Inclusive,

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Printing and Allied Trades

8 Story Printing Building, 100x100

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J. P. STORMS, Owner,

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11 Herriman Ave., Jamaica.

Above 14th St. to 59th St. (Inclusive). East River to North River. High Class

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At 18th Street. Murray Hitl 5600

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FOR SALE East 53d St. Desirable 3 Story and Base-

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To Investors or Builders West 40th Street Fifth and Sixth avenues (opposite Bryans Park). Plot Si feet front. Finest location is city for 20 story building. Can lease from plans. Unusual epocitualty, as the price of land in this block is enhancing daily, Quick action necessary. (Mr. Gibbs) FIEDERICK FOX & CO., INC., 14 West 40th st. Phone 540 Neaders!

ESTATE BARGAIN Two modern flats in 20's, near 8th av.; ren: \$10,000; can be increased; price \$80,000; other bargains. DUROSS CO., 156 Broadway.

FIVE STORY OFFICE AND SHOWROOM FIREPROOF BUILDING, year Madison square; possession of fou SPOTTS & STARR, Times Building. SEVEN atory office building, above 20th at; rents \$15,630; next February reuts \$22,000; price \$100,000. SHARUM, 170 Broadway. SIX story loft building, Prince st., 25x95.6; immediate possession store and two lofts, other leases expire February, 1921; price \$45,080. SHARUM, 170 Broadway. 11% atory loft building, 100x98.9, above 25d at.; present low rents \$62,200; grice \$835.000. SHARUM, 170 Broadway.
632 LEXINGTON AV. adjoining corner of 54th at., 18 Zeet wide; three story and basement; possession May 1; can be bought right; terms to suit. PEASE & ELLIMAN, 246 Madison av. 'Phone \$200 Murray Hill.

A BARGAIN-Five story double flat, near 5th av. and Central Park; rent \$4,400; price \$25,008; electricity halls. IEON S ALTMAYER, 62 East 86th. A HARGAIN-27 foot double flat, East 88th at. \$17,500, cash \$2,500. LPON S. ALTMAYER, 62 East 86th. AN elegant 20 foot dwelling, near Park av. extension, \$27,000; principals only. LEON S. ALTMAYER, 62 East 56th. A PRIVATE house, 18.9 wide, extra deep, vicinity my office; price \$12,500. LEON S. ALTMAYER, 62 East 56th. TWO five story doubles, near Lexington av., north of \$6th, 50x100; price \$31,000 for the two honese. LEON S. ALTMAYER, 62 East 86th. 164 East Soth, 30x102.2, five story apartment building; 335 West Sid st., 41x100, six story elevator apartment building; both of these properties can be bought right; terms to suit. PEASE & ELLIMAN, 340 Madison av. Phone Murray Hill 6200.

Above 59th St .- 5th Av. to East River.

TERMSARRANGED Ready for immediate occupancy.

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BROWNSTONE FRONT,
20x100, 13 BOOMS, 5 BATHS,
EXCELLENT CONDITION,
GEORGE C. PONTER, INC., 165 BWAY, FOR SALE ON 63D STREET, NEAR BROADWAY. Plot containing over 7,000 square feet F. & G. PFLOMM, 1333 Broadway.

EXCEPTIONAL BARGAINS \$2,000 buys three story and basement brown-tione: 10 rooms and bath; good condition; price \$9,000.
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70'S, West.—Resultiful 11 from house, three baths; parquet floors; electric elevator; un-usually good condition; \$35,000. Cath. 5825. Borough of Manhattan-Miscellaneous

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VICINITY BROADWAY-110TH ST.-VICINITY BROADWAY-110TH ST.—
50 ft. five story apartment house;
RENTS \$12,500; FRICE \$81,000.
VICINITY RIVERSIDE DRIVE116TH ST.—Eight story apartment
house; six to eight room apartments;
RENTS \$24,000, low will be \$45,000
October; FRICE \$230,000.
VICINITY BROADWAY-145TH ST.—
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RENTS \$20,000, low will be \$25,000
October; FRICE \$130,000.
\$4,500 clear income over expenses on
investment of \$10,000, VICINITY
BROADWAY-1405T ST.—Anartment
house; four and five room apartments;
RENTS \$9,500; Mortgages \$13,000,
VICINITY OF ISIST ST. BROADWAY SUBWAY STATION.—Eine 50 ft.
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RENTS \$14,300; FRICE \$100,000.
We also have bargains in other destraids apartment houses, large and
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4 Story and Basement WAREHOUSE, Vicinity 34th St. and 3d Ave. POSSESSION. West Side; good location. Rents over \$12,500.

Two 5 Story Tenements, on Second Avenue. Price \$22,000, all cash; bargain.

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Two 5 Story Triple Apartments, 5 Story 36 Foot Apartment, West Side; good location, Price and terms right.

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